

**NEGATIVE DECLARATION  
&  
INITIAL STUDY**

**Evaluating**

**THE ISSUANCE OF A MINOR WASTE TIRE FACILITY PERMIT**

**To**

**B J USED TIRE AND RUBBER RECYCLING  
INCORPORATED**

**May 2007**



State of California  
**CALIFORNIA INTEGRATED WASTE MANAGEMENT BOARD**



Board Meeting  
August 14, 2007

LINDA S. ADAMS  
SECRETARY FOR  
ENVIRONMENTAL PROTECTION

# CALIFORNIA INTEGRATED WASTE MANAGEMENT BOARD

1001 I STREET, SACRAMENTO, CALIFORNIA 95814 • P.O. BOX 4025, SACRAMENTO, CALIFORNIA 95812-4025  
(916) 341-6000 • WWW.CIWMB.CA.GOV

Agenda Item 7  
Attachment 1



ARNOLD SCHWARZENEGGER  
GOVERNOR

## NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

This notice is to advise responsible and trustee agencies as well as interested parties and those potentially affected by the project that the California Integrated Waste Management Board (IWMB or Board) has prepared a Negative Declaration (ND) for the project identified below. As mandated by State Law, the minimum public review period for this document is 30 days. The proposed ND is available for review via walk-in, mail, e-mail, available to download off our web site at <http://www.ciwmb.ca.gov/Tires/Facilities/Permit.htm> or by calling, writing, or emailing Terry Smith at the California Environmental Protection Agency, Integrated Waste Management Board, 1001 I Street, P.O. Box 4025 MS 9A, Sacramento, California 95812-4025; e-mail [tsmith@ciwmb.ca.gov](mailto:tsmith@ciwmb.ca.gov); phone (916) 341-6427; fax (916) 319-7498. The proposed ND evaluates potential environmental impacts associated with the approval and issuance of a minor waste tire facility permit for a waste tire recycling facility. The permit will allow B J Used Tire & Rubber Recycling, Inc. to store up to 4,999 waste tires in a fully developed industrial area located at 14212 Santa Ana Avenue within the City of Fontana.

The comment period for this ND closes on July 20, 2007. Waste tires that can not be reused will be taken to the BAS Tire Recycling, Inc. to be processed into tire derived products or to a permitted landfill for disposal. Testimony at the public hearings may be limited to issues raised during the public review period either orally or submitted in writing by 5:00 p.m. the day the comment period closes.

A public hearing will be scheduled with the California Integrated Waste Management Board's Permitting and Compliance Committee to consider the ND & the proposed permit on August 6, 2007. Plans are to bring the item before the full Board for their consideration of adoption of the ND and approval of permit issuance at the August 14, 2007, Board Meeting. Both of the meetings will be held at the California Environmental Protection Agency Headquarters Building, 10001 I Street in Sacramento. Check the Board's web page for specific meeting times and hearing room location <http://www.ciwmb.ca.gov/>

**Project Description:** The project is to issue a minor waste tire facility permit (TPID No. 1001094) to B J Used Tire & Rubber Recycling, Inc. for its facility located at 14212 Santa Ana Avenue, Fontana, CA 92337. B J Tire is an existing business, operating under a conditional use permit, that receives, sorts and stores used tires. A minor waste tire facility permit is required because B J Tire Stores between 500 and 4,999 waste tires. A minor waste tire facility permit authorizes storage of up to 4,999 waste tires and requires the storage of those tires to meet waste tire storage and disposal standards and permit conditions set forth to minimize potential impacts to public health and safety and the environment. The approval and issuance of a waste tire facility permit is considered a discretionary decision and is therefore subject to the CEQA.



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**Lead Agency Name and Address:** California Environmental Protection Agency  
Integrated Waste Management Board  
1001 I Street, P.O. Box 4025, MS 9A  
Sacramento, California 95812-4025  
Contact: Terry Smith, [tsmith@ciwmb.ca.gov](mailto:tsmith@ciwmb.ca.gov)  
(916) 341-6427

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**Agency Carrying-Out the Project:** California Integrated Waste Management Board

**Project Location:** 14212 Santa Ana Ave, Fontana, CA 92337

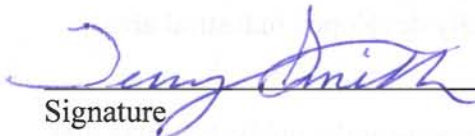
**Affected Parties:** Citizens of Fontana

**Findings of Significant Effect on the Environment:** None

**Local Government Responsibility:** Periodic fire, vector, & code enforcement inspections

**Other Agencies Approval Required:** None

**Reasonable Alternative to the Proposed Project:** NA

  
Signature

MAY 21 2007

Date

Terry Smith, Integrated Waste Management Specialist  
Tire Facility Permitting  
Waste Compliance and Mitigation Program, Permitting & LEA Support Division  
CALIFORNIA INTEGRATED WASTE MANAGEMENT BOARD

## NEGATIVE DECLARATION

Board Meeting  
August 14, 2007

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**PROJECT: MINOR WASTE TIRE FACILITY PERMIT FOR B J USED TIRE & RUBBER RECYCLING, INC.**

**LEAD AGENCY:** California Integrated Waste Management Board

**AVAILABILITY OF DOCUMENTS:** The Initial Study for this Negative Declaration is available for review at:

- California Environmental Protection Agency Headquarters, 2<sup>nd</sup> floor, Library  
1001 I Street, P.O. Box 4025 MS 9A  
Sacramento, California 95812-4025  
(916) 341-6198
- California Integrated Waste Management Board Web Page Address  
<http://www.ciwmb.ca.gov/Tires/Facilities/Permit.htm>
- California Integrated Waste Management Board, LA Office  
320 West 4<sup>th</sup> Street, Suite 670  
Los Angeles, CA 90013  
(213) 620-2338

**PROJECT DESCRIPTION:** *The project is to issue a minor waste tire facility permit (Facility No. 36-TI-1532, TPID No. 1001094) to the B J Used Tire & Rubber Recycling, Inc. (BJ Tire) facility located at 14212 Santa Ana Avenue, Fontana, CA 92337. B J Tire is an existing business, operating under a conditional use permit, that receives, sorts and stores used tires. A minor waste tire facility permit is required because B J Tire stores between 500 and 4,999 waste tires. The minor waste tire facility permit will authorize the storage of up to 4,999 waste tires in compliance with the waste tire storage and disposal standards and permit conditions that were designed to prevent negative impacts to public health and safety and the environment. The approval and issuance of a waste tire facility permit is considered a discretionary decision and is therefore subject to the California Environmental Quality Act (CEQA).*

A copy of the Initial Study is attached. Questions or comments regarding this Initial Study/Negative Declaration may be addressed to:

Terry Smith, [tsmith@ciwmb.ca.gov](mailto:tsmith@ciwmb.ca.gov)  
California Integrated Waste Management Board  
Waste Compliance and Mitigation Program, Permitting & LEA Support Division  
1001 I Street, P.O. Box 4025  
Sacramento, CA 95812

[Original signed and dated by Terry Smith on May 21, 2007]

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Terry Smith, Tire Facility Permits  
California Integrated Waste Management Board

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Date

*Minor Waste Tire Facility Permit  
B J Used Tire & Rubber Recycling, Inc.  
California Integrated Waste Management Board*

Pursuant to Section 21082.1 of the California Environmental Quality Act, the California Integrated Waste Management Board (CIWMB) has prepared the Initial Study and Negative Declaration for the proposed project. These documents reflect the independent judgment of CIWMB. CIWMB, as lead agency, also confirms that the project mitigation measures, if any, detailed in these documents are feasible and will be implemented as stated in the Negative Declaration, through enforcement of the waste tire facility permit conditions and the States waste tire storage and disposal standards.

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## **1.1 INTRODUCTION AND REGULATORY GUIDANCE**

The Initial Study/Negative Declaration (IS/ND) has been prepared by the California Integrated Waste Management Board (CIWMB), Waste Compliance and Mitigation Program, Permitting and LEA Support Division to evaluate the potential environmental effects of the proposed minor waste tire facility for B J Tire, located at 14212 Santa Ana Avenue, Fontana, CA, 92337. CIWMB has prepared this document in accordance with the California Environmental Quality Act (CEQA), Public Resources Code §21000 *et seq.*, and the State CEQA Guidelines, Title 14, California Code of Regulations (CCR) §15000 *et seq.*

An Initial Study is conducted by a lead agency to determine if a project may have a significant effect on the environment [CEQA Guidelines §15063(a)]. If there is substantial evidence that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) must be prepared, in accordance with CEQA Guidelines §15064(a). However, if the lead agency determines that there is no substantial evidence in the record indicating a project may have a significant effect on the environment, the agency may prepare a Negative Declaration instead of an EIR [CEQA Guidelines §15070]. The lead agency prepares a written statement describing the reasons a proposed project would not have a significant effect on the environment and, therefore, why an EIR need not be prepared. This IS/ND conforms to the content requirements under CEQA Guidelines §15070.

## **1.2 LEAD AGENCY**

The lead agency is the public agency with primary approval authority over the proposed project. In accordance with CEQA Guidelines §15051(b) (1), "the lead agency will normally be an agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." The lead agency for the proposed project is the CIWMB. The contact person for the lead agency is:

Terry Smith (916) 341-6427 [tsmith@ciwmb.ca.gov](mailto:tsmith@ciwmb.ca.gov)  
California Integrated Waste Management Board  
1001 I Street, P.O. Box 4025  
Sacramento, CA 95812

## **1.3 PURPOSE FOR THE PROJECT AND DOCUMENT ORGANIZATION**

The purpose of this document is to evaluate the potential environmental effects of issuing a minor waste tire facility permit authorizing waste tire storage at 14212 Santa Ana Avenue, Fontana. Conditions associated with the waste tire facility permit approval process and permit issuance will eliminate or reduce any potentially significant impacts to a less-than-significant level.

This document is organized as follows:

- Chapter 1 - Introduction.  
This chapter provides an introduction to the project and describes the purpose and organization of this document.
- Chapter 2 - Project Description.  
This chapter describes the reasons for the project, scope of the project, and project objectives.
- Chapter 3 - Environmental Setting, Impacts, and Evaluations.  
This chapter identifies and evaluates the potential environmental impacts identified in the CEQA Environmental (Initial Study) Checklist. The conditions of project approval will reduce any potentially significant impacts to a less-than-significant level.
- Chapter 4 - Mandatory Findings of Significance.  
This chapter identifies and summarizes the overall significance of any potential impacts to natural and cultural resources, cumulative impacts, and impact to humans, as identified in the Initial Study.

#### **1.4 SUMMARY OF FINDINGS**

Chapter 3 of this document contains the Environmental Assessment and Analysis, which is commonly referred to as the Initial Study. The IS identifies the potential environmental impacts (by environmental issue) and a brief discussion of each impact. Based on the IS and supporting environmental analysis provided in this document, the approval and issuance of the proposed minor waste tire facility permit would result in less-than-significant or no impacts for the following issues: aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, and utilities and service systems.

In accordance with the CEQA Guidelines, a ND should be prepared if the proposed project will not have a significant effect on the environment. Based on the available evidence in the record and the environmental analysis presented in this document, there is no substantial evidence that, with conditions of project approval, i.e. compliance with waste tire facility permit requirements, the proposed project would have a significant effect on the environment. Therefore, it is proposed that a Negative Declaration be adopted in accordance with the CEQA Guidelines.



## CHAPTER 2 PROJECT DESCRIPTION

### 2.1 INTRODUCTION

This IS/ND evaluates potential environmental impacts associated with waste tire storage and the issuance of a minor waste tire facility permit. B J Tire, proposes to store waste tires on 2.5 acres of land, outdoors on a covered cement slab or in cargo containers at 14212 Santa Ana Avenue, Fontana. Approval of the proposed project would authorize B J Tire to store up to 4,999 waste tires at the above location and require the storage of those tires to comply with the terms and conditions of the minor waste tire facility permit and the applicable State's Waste Tire Storage and Disposal standards (see 14, CCR, §§17350-17356).

### 2.2 PROJECT LOCATION

The project site is located in a fully developed Community Industrial (IC) land use area at 14212 Santa Ana Ave, Fontana, and surrounding property uses are compatible with the proposed project. IC land use allows for primary commercial and primary industrial use of the land and for Accessory Residential Dwellings (ARD). ARD are allowed subject to Land Use Review and must demonstrate the need for on-site residency to maintain, operate and/or secure the primary non-residential land use. The project site has a caretaker residence on their property. In addition to the ARD on site, there are two others located directly across the street from the project entrance, which is approximately 300 feet from the tire storage activities.

### 2.3 BACKGROUND AND NEED FOR THE PROJECT

California generates up to 46 million waste tires a year. Potential fires and vector harborage associated with improperly stored waste tires throughout the state prompted California Legislators to create a waste tire management program to promote the reuse, recycling and environmentally safe beneficial use of waste tires to reduce the threat of illegal tire piles. Tire re-use and recycling is an important part of the CIWMB's effort to manage the numerous amounts of waste tires that are generated throughout the state. Scrap tires used to produce Tire Derived Products such as rubberized asphalt, tire derived aggregate, molded rubber products, and for other beneficial purposes not only save valuable landfill space but also help to reduce illegal and improper waste tire storage. Another important aspect of waste tire management is CIWMB's Tire Enforcement Program. This program, among other things, requires waste tire storage facilities to obtain a Waste Tire Facility Permit and meet the State's Waste Tire Storage and Disposal Standards.

### 2.4 PROJECT OBJECTIVES

The project objective is to issue a minor waste tire facility permit to the operator that will require tire storage at the new facility to be in compliance with the tire storage and disposal standards. Minor waste tire facilities are required to be inspected at least once a year to insure that the operations maintain compliance with the waste tire storage standards and permit conditions.

B J Tire's operations consist of collecting waste tires from various customers located throughout southern California and transporting those tires to their facility. Tires arriving at the facility are first unloaded from the truck trailers and then sorted and graded. The good used tires are prepared for resale. Once a tire is determined to be a waste tire that is no longer road worthy, it is transported offsite to a recycling facility to be used as feedstock to make Tire Derived Products or to a permitted landfill for disposal.

The project that is the subject of this Negative Declaration is CIWMB's approval and issuance of a minor waste tire facility permit, which is considered a discretionary decision, requiring regulatory oversight and applicable local approvals. B J Tire is an existing business, operating under a conditional use permit, that receives, sorts and stores used tires. A minor waste tire facility permit is required because B J Tire stores between 500 and 4,999 waste tires. The permit will allow up to 4,999 waste tires to be stored on-site and will require those tires to be stored in a manner consistent with specific terms and conditions of the permit as well as the tire storage and disposal standards, 14 CCR §§17350-17356.

## **2.6 CONSISTENCY WITH LOCAL PLANS AND POLICIES**

The local planning designation for the project area is community industrial. On January 26, 2007, with the issuance of the Certificate of Conditional Use Permit (Appendix F) the County documented their determination that the proposed use of the property is consistent with the goals, policies, standards and maps of the General Plan.

According to the County Planners with the San Bernardino County Land Use Services Department, Planning Division, an environmental study was conducted for this operation and a conditional use permit was issued to the operator. However, the ND and IS prepared for the project has been misplaced. Consequently, the CIWMB was not able to review the documents to determine if the analysis adequately addressed the proposed project.

## **2.9 DISCRETIONARY APPROVAL**

The approval and issuance of the minor waste tire facility permit is a discretionary approval, and as such, is considered a project under the CEQA Guidelines. Staff is not aware of any other discretionary approvals that are associated with this proposed project.

**CHAPTER 3**  
**ENVIRONMENTAL CHECKLIST**

**PROJECT INFORMATION**

1. Project Title: Approval of a minor waste tire facility permit for  
B J Used Tire & Rubber Recycling, Inc.  
Facility No. 36-TI-1532, TPID No. 1001094
2. Lead Agency Name & Address: California Integrated Waste Management Board  
1001 I Street, P.O. Box 4025  
Sacramento, CA 95812
3. Contact Person Information: Terry Smith (916) 341-6427; tsmith@ciwmb.ca.gov
4. Project Location: 14212 Santa Ana Avenue, Fontana, CA 92337
5. Project Applicant Name & Address: Boghos "Paul" Jankouzian  
B J Used Tire & Rubber Recycling Inc.  
14212 Santa Ana Ave.  
Fontana, CA 92337
6. General Plan Designation: Community Industrial
7. Zoning: Community Industrial
8. Description of Project:

The project is to issue a minor waste tire facility permit (Facility No. 36-TI-1532, TPID No. 1001094) to B J Used Tire & Rubber Recycling Inc. for its existing facility located at 14212 Santa Ana Avenue, Fontana, CA 92337. BJ Tire operates under a conditional use permit issued by San Bernardino County. CIWMB's issuance of a minor waste tire facility permit is considered a discretionary approval and is therefore subject to CEQA. The proposed minor waste tire facility permit authorizes storage of up to 4,999 waste tires and requires the storage of those tires to be consistent with waste tire storage and disposal standards and permit conditions set forth to minimize any potential impacts to public health and safety and the environment.

9. Surrounding Land Uses & Setting: Community Industrial
10. Approval Required from Other Public Agency: None.

**1. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact", as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Agricultural Resources             | <input type="checkbox"/> Air Quality            |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology/Soils          |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality            | <input type="checkbox"/> Land Use/Planning      |
| <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population/Housing     |
| <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                         | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems     | <input type="checkbox"/> Mandatory Findings of Significance | <input checked="" type="checkbox"/> None        |

**DETERMINATION**

On the basis of this initial evaluation:

I find that the proposed project **WILL NOT** have a significant effect on the environment and a **NEGATIVE DECLARATION** will be prepared. ☒

I find that, although the original scope of the proposed project **COULD** have had a significant effect on the environment, there **WILL NOT** be a significant effect because revisions/mitigations to the project have been made by or agreed to by the applicant. A **MITIGATED NEGATIVE DECLARATION** will be prepared. ☐

I find that the proposed project **MAY** have a significant effect on the environment and an **ENVIRONMENTAL IMPACT REPORT** or its functional equivalent will be prepared. ☐

I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated impact" on the environment. However, at least one impact has been adequately analyzed in an earlier document, pursuant to applicable legal standards, and has been addressed by mitigation measures based on the earlier analysis, as described in the report's attachments. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the impacts not sufficiently addressed in previous documents. ☐

I find that, although the proposed project could have had a significant effect on the environment, because all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration, pursuant to applicable standards, and have been avoided or mitigated, pursuant to an earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, all impacts have been avoided or mitigated to a less-than-significant level and no further action is required. ☐

  
Terry Smith  
Statewide Tire Facility Permit Contact

5-21-07  
Date

## EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers, except "No Impact", that are adequately supported by the information sources cited. A "No Impact" answer is adequately supported if the referenced information sources show that the impact does not apply to the project being evaluated (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on general or project-specific factors (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must consider the whole of the project-related effects, both direct and indirect, including off-site, cumulative, construction, and operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether that impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate when there is sufficient evidence that a substantial or potentially substantial adverse change may occur in any of the physical conditions within the area affected by the project that cannot be mitigated below a level of significance. If there are one or more "Potentially Significant Impact" entries, an Environmental Impact Report (EIR) is required.
4. A "Mitigated Negative Declaration" (Negative Declaration: Less Than Significant with Mitigation Incorporated) applies where the incorporation of mitigation measures, prior to declaration of project approval, has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact with Mitigation." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR (including a General Plan) or Negative Declaration [CCR, Guidelines for the Implementation of CEQA, § 15063(c)(3)(D)]. References to an earlier analysis should:
  - a) Identify the earlier analysis and state where it is available for review.
  - b) Indicate which effects from the environmental checklist were adequately analyzed in the earlier document, pursuant to applicable legal standards, and whether these effects were adequately addressed by mitigation measures included in that analysis.
  - c) Describe the mitigation measures in this document that were incorporated or refined from the earlier document and indicate to what extent they address site-specific conditions for this project.
6. Lead agencies are encouraged to incorporate references to information sources for potential impacts into the checklist or appendix (e.g., general plans, zoning ordinances, biological assessments). Reference to a previously prepared or outside document should include an indication of the page or pages where the statement is substantiated.
7. A source list should be appended to this document. Sources used or individuals contacted should be listed in the source list and cited in the discussion.
8. Explanation(s) of each issue should identify:
  - a) The criteria or threshold, if any, used to evaluate the significance of the impact addressed by each question; **and**
  - b) The mitigation measures, if any, prescribed to reduce the impact below the level of significance.

**I. AESTHETICS.**

**ENVIRONMENTAL SETTING**

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
<b>WOULD THE PROJECT:</b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION**

Evaluation: The B J Tire facility is located in an area designated in the San Bernardino County General Plan for Community Industrial uses, and the facility is representative of the character of the surrounding facilities within this zone. The County issued a CUP (Appendix F) for this project which includes features designed to prevent negative impacts to aesthetics that include specific requirements to prevent light glare--hooded and directional lighting design, height limitations that require tire stack height to be lower than the perimeter fencing, and requires landscaping to be maintained and free from weeds and debris.

## II. AGRICULTURAL RESOURCES.

### ENVIRONMENTAL SETTING

WOULD THE PROJECT*:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

\* In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model for use in assessing impacts on agricultural and farmland.

### DISCUSSION

Evaluation: The area in which the B J Tire is located is fully developed and designated for Community Industrial use. This project will not have any impact on agricultural resources.

## ENVIRONMENTAL SETTING

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
<b>WOULD THE PROJECT*:</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan or regulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations (e.g., children, the elderly, individuals with compromised respiratory or immune systems)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

\* Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make these determinations.

## DISCUSSION

**Tire Storage:** Whole waste tires or waste tire equivalents (tires that are no longer whole) under normal circumstances are considered inert materials that do not produce particulate matter or gases; therefore, impacts from the storage of waste tires in a manner consistent with the waste tire storage and disposal standards are not considered a significant threat to Air Quality.

**Tire Fire:** There is a potential air quality impact if the tires were to catch fire at this facility. However, the B J Tire has design and operational features that reduce the chances of fires to a less than significant level. Waste Tire Facility Permit applicants are required to meet the tire storage standards, found in 14 CCR §§17350-17356, designed to prevent fires and to limit the effects of a fire if a one were to occur. These standards include fire lane requirements, tire pile limitations as well as fire fighting equipment and water supply requirements. Prior to obtaining a minor waste tire facility permit the operator is also required to meet the local fire department standards. The local fire authority set stricter standards (more stringent than the state standards) that are incorporated into the CUP (Appendix F). The fire department is located 1.68 miles from the facility and the estimated response time is 4 minutes.

**Vehicle Emissions:** Employee vehicles and vehicles transporting tires into and out of facility is an air emission source.

The proposed project will not increase the traffic above existing levels. The operator will employee approximately 4 people. Approximately 5 truck trips a day will transport tires into



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and out of the facility. Because there will be such a low number of vehicle trips per day, this facility is not expected to have a measurable impact on air quality.

Agenda Item 7  
Attachment 1

Findings: For the reasons noted above, potential impacts to Air Quality as described in Subsections a), b), c), d), & e) are found to have less than significant impacts.

**ENVIRONMENTAL SETTING**

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
<b>WOULD THE PROJECT:</b>				
a) Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a sensitive, candidate, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands, as defined by §404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION**

Evaluation: The B J Tire facility is located in a fully developed Community Industrial area (IC) and is surround by IC uses so the area does not support native or indigenous flora or fauna habitat.

## V. CULTURAL RESOURCES.

### ENVIRONMENTAL SETTING

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
<b>WOULD THE PROJECT:</b>				
a) Cause a substantial adverse change in the significance of a historical resource, as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### DISCUSSION

The B J Tire facility is 100% developed and the project does not include plans for excavation, construction, or design changes.

**ENVIRONMENTAL SETTING**

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
<b>WOULD THE PROJECT:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area, or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable, as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste disposal systems, where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION**

The potential for ground rupture due to fault movement in the area is low. This project does not propose any new structural development and therefore would not be required to prepare a Geologic and Soils Report. Buildings that exist have been designed to conform to the uniform building code to minimize impacts due to earth movement.

**ENVIRONMENTAL SETTING**

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
<b>WOULD THE PROJECT:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials, substances, or waste into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites, compiled pursuant to Government Code §65962.5, and, as a result, create a significant hazard to the public or environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport? If so, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be located in the vicinity of a private airstrip? If so, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death from wildland fires, including areas where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION**

Evaluation: Waste tires are considered inert materials when they are properly stored, in a manner consistent with the waste tire storage and disposal standards, they are not considered to be a significant health hazard or source of hazardous substance release.

Vector Control: Improperly stored waste tires can collect water and provide habitat for mosquitoes. The tires at the B J Tire facility will be stored in cargo containers or on a covered

cement slab so mosquitoes or other insect propagation with potential to create a health hazard will be minimal.

**Potential Fires:** Potential fires associated with improperly stored waste tires have the potential to release volatile organic chemical compounds. Many of the compounds can cause respiratory problems, and some are carcinogenic. Suspended particulate matter in the smoke could present potential health hazards. The soot and ash from tire fires can also present potential impacts from the release of hazardous substances.

The pyrolytic oil that is produced from the burning tires or by fire suppressant materials used to control and extinguish the fire could pose as a significant hazard. According to the State Fire Marshall Instructor Guide for Fire Prevention and Fire Suppression of Scrap Tire Piles, tire fires can result in ash residue with hazardous levels of zinc, lead and other heavy metals, acenaphthene, naphthalene, penathrene, and polynuclear hydrocarbons. Many of these compounds are potential carcinogens.

Impacts from tire fires are typically the result of accidental or intentional fires at unregulated tire piles that do not have site security. Impacts from tire fires are exacerbated by the lack or inadequacy of fire prevention and suppression plans and equipment and the lack of the proper fire lanes, separation between tire piles and limitations on tire pile size.

Permitted waste tire facility operators are required to meet the waste tire storage and disposal standards found in 14 CCR §§17350-17356 that are designed to prevent and control potential fires and vector propagation. The operators are also required to obtain written approval of their tire storage plans and vector control plans from the local vector and fire authorities.

In addition, the operator is required to complete an Emergency Response Plan, CWIMB Form 503 (Appendix B) that contains their plan should a fire actually occur. B J Tire's plan is to 1) contain a small fire with on-site fire equipment; 2) Call the Fire Department for larger fires; 3) Sandbag the on-site water drains to maintain any oil and water on-site that may be used to extinguish the fire; and to 4) Call proper authorities to remove oil and insure proper disposal.

**Findings:** For the reasons discussed above, potential hazardous impacts as described in Subsections a through h are found to be less than significant. Impacts from tire fires are typically the result of accidental or intentional fires at facility's that are not abiding by state standards specifically designed for tire storage.

**ENVIRONMENTAL SETTING**

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
<b>WOULD THE PROJECT:</b>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, in a manner which would result in substantial on- or off-site erosion or siltation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in on- or off-site flooding?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place structures that would impede or redirect flood flows within a 100-year flood hazard area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury, or death from flooding, including flooding resulting from the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Result in inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## **DISCUSSION**

Evaluation: Waste tire storage in and of itself does not pose any significant impact to Water Quality. Waste tires are considered inert materials, which are not a source of soluble pollutants or leachate in precipitation run-off events under normal circumstances.

However, if tires were to catch on fire, surface water and ground water could be contaminated by pyrolytic oil that is produced from burning tires or by fire suppressant materials used to control and extinguish the fire. See discussion under section VII.HAZARDS AND HAZARDOUS MATERIALS for details.

Findings: Potential impacts from fires are minimized by project design and permit associated requirements. Because fire prevention and fire control standards are conditions of project approval, potential impacts to Water Quality as described in Sections a) through j) are found to be less than significant.



## IX. LAND USE AND PLANNING.

### ENVIRONMENTAL SETTING

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
<b>WOULD THE PROJECT:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with the applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### DISCUSSION

B J Tire is located on land that is fully developed and zoned for Commercial Industrial use in the San Bernardino County General Plan. The proposed waste tire storage facility has been issued a CUP (Appendix F) and is consistent with the General Plan, local zoning designation, and surrounding land use. B J Tire is an existing use that employs approximately 4 people. The issuance of the waste tire facility permit will not require any new employees. There will not be a need to expand existing housing in the area as a result of project approval.

**ENVIRONMENTAL SETTING**

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
<b>WOULD THE PROJECT:</b>				
a) Result in the loss of availability of a known mineral resource that is or would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION**

The B J Tire facility is located in a fully developed area that is consistent with the San Bernardino County General Plan. There are no plans for excavation or mining activities at this location. Therefore, the project will not result in the consumption of mineral resources.

## ENVIRONMENTAL SETTING

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
<b>WOULD THE PROJECT:</b>				
a) Generate or expose people to noise levels in excess of standards established in a local general plan or noise ordinance, or in other applicable local, state, or federal standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generate or expose people to excessive groundborne vibrations or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Create a substantial permanent increase in ambient noise levels in the vicinity of the project (above levels without the project)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a substantial temporary or periodic increase in ambient noise levels in the vicinity of the project, in excess of noise levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport? If so, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be in the vicinity of a private airstrip? If so, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## DISCUSSION

The B J Tire facility will be used mainly to store good used tires that will be resold wholesale to customers. Waste tires that can not be reused will be taken to the B.A.S. Tire Recycling, Inc. to be processed into tire derived products or to a permitted landfill for disposal. The main source of noise from this facility is the traffic bringing tires into and hauling tires out of the facility. The operator uses two trucks to transport tires. Each truck is expected to generate approximately 5 trips a day. This facility is located in a fully-developed Commercial Industrial zone and surround by compatible land uses. This facility is operated 6 days a week (Monday through Saturday) during daylight hours only. Noise generated by truck traffic entering and leaving the site is negligible and will not have a measurable impact on the surrounding community, including the two residences in the immediate vicinity of the site.

**ENVIRONMENTAL SETTING**

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
<b>WOULD THE PROJECT:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION**

The proposed project is not the type of operation that will require a substantial increase in the existing employable workforce; therefore the project will not intensify the residential density within the project area. The proposed project will not result in ascendance of local growth projections, nor induce growth. The project will not displace housing, as the tires will be stored in an existing facility and there are no plans to expand the facility or the number of employees that work at the facility.

**ENVIRONMENTAL SETTING**

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
<b>WOULD THE PROJECT:</b>				
a) Result in significant environmental impacts from construction associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION**

The proposed project will not require additional infrastructure (fire, police, schools, parks, etc.) to support a substantial increase in the population. The operator has been operating in the same location for four years and will not increase the existing service needs as a result of project approval. In the event of a fire at the facility, access is provided to emergency vehicles and personnel, as required by 14 CCR §§17352(c) and documented in the Waste Tire Facility Operation Plan, CIWMB Form 501 (Appendix A).

**ENVIRONMENTAL SETTING**

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
<b>WOULD THE PROJECT:</b>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION**

The proposed project will not increase the area's population and will not create a need for additional recreational facilities. The project employees 4 people and does not include plans for new construction or any other activity that would increase the use or require the construction or expansion of recreational facilities.

**ENVIRONMENTAL SETTING**

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
<b>WOULD THE PROJECT:</b>				
a) Cause a substantial increase in traffic, in relation to existing traffic and the capacity of the street system (i.e., a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, individually or cumulatively, the level of service standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause a change in air traffic patterns, including either an increase in traffic levels or a change in location, that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Contain a design feature (e.g., sharp curves or a dangerous intersection) or incompatible uses (e.g., farm equipment) that would substantially increase hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION**

The proposed project will not increase traffic in the area. The operator will employ 4 people and there will be approximately 10 truck trips associated with bringing materials in and transporting materials out of the facility each day. The facility only runs one shift and operates 6 days a week (Monday through Saturday).

**ENVIRONMENTAL SETTING**

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
<b>WOULD THE PROJECT:</b>				
a) Exceed wastewater treatment restrictions or standards of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Would the construction of these facilities cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Would the construction of these facilities cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination, by the wastewater treatment provider that serves or may serve the project, that it has adequate capacity to service the project's anticipated demand, in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations as they relate to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**DISCUSSION**

The proposed project will not require additional infrastructure for utilities or other services. There are 4 employees working on the property. There will not be an increase in service needs above and beyond the existing demand. Prior to obtaining a waste tire facility permit the operator must verify compliance and approval of applicable local authorities and adherence to the State's Waste Tire Storage & Disposal Standards. In addition, this facility was issued a CUP that specifically addresses waste water issues (Appendix F).



**CHAPTER 4**  
**MANDATORY FINDINGS OF SIGNIFICANCE**

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
<b>WOULD THE PROJECT:</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have the potential to eliminate important examples of the minor periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects, and probably future projects?)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have environmental effects that will cause substantial adverse effects on humans, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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DEC 19 2005

California Integrated Waste  
Management Board

State of California  
CIWMB 501 (Rev. 9/02)

WASTE TIRE FACILITY  
OPERATION PLAN

California Code of Regulations (CCR), Title 14, §18432 requires that an Operation Plan be submitted as part of a waste tire facility permit application. For ease of reference, the applicable CCR section numbers are indicated where appropriate on this form.

<b>I. GENERAL INFORMATION</b> (please print or type)		SWIS #:	
Facility Name:	B.J. Used Tire & Rubber Recycling, Inc.		
Facility Mailing Address:	14212 Santa Ana Avenue		
City:	Fontana	County:	S.B.
State:	CA	Zip:	92337
Phone:	909-854-2628		
<b>II. FACILITY OPERATION DESCRIPTION</b> (attach additional pages if necessary)			
Days and hours of operation:	M-F 7:00 a.m. - 5:00 p.m.; Sat 7:00 a.m. - 1:00 p.m.		
Days and hours open to public:	Same as above		
How will waste tires be received?	<input checked="" type="checkbox"/> Self Haul <input type="checkbox"/> Common Carrier <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other:		
How will waste tires be stored?	<input checked="" type="checkbox"/> Outdoors (Complete Sections I, II, III, V, and VI) and/or <input type="checkbox"/> Indoors (Complete Sections I, II, IV, V, and VI)		
Describe storage method(s):	barrel stack not to exceed 6 feet		
Describe on-site processing (e.g., shredding, bulking, milling, baling, product manufacturing, etc.):	None		
Haul Destinations/Sites:	Various contracted sites		
You will be permitted for the maximum quantity of waste tires that you intend to store during the five year permit period, not to exceed the amount that can be stored in compliance with 14 CCR, Division 7, Chapter 3, Article 5.5, sections 17350 through 17356. Financial Assurances shall be based on the permitted quantity.			
Maximum quantity of waste tires to be stored:	4999		

<b>III. OUTDOOR STORAGE REQUIREMENTS</b>	
<b>A. FIRE PREVENTION MEASURES - §17351</b>	
On-Site Emergency Communications:	<input checked="" type="checkbox"/> Phone: 909-854-2900 <input type="checkbox"/> Radio: area code/number type/channel, band, or net
On-Site Emergency Equipment:	
<input checked="" type="checkbox"/> One, dry chemical fire extinguisher	Weight: 35 lbs.
<input checked="" type="checkbox"/> One, 2½ gallon water extinguisher	
<input checked="" type="checkbox"/> One, pike pole at least 10 feet in length	
<input checked="" type="checkbox"/> One round point and one square point shovel	
Describe additional equipment on-site. Any local fire authority requirements? Attach any local fire authority agreement/approval.	
None	

OPERATION PLAN  
Page 2 of 5

CIWMB 501 (Rev. 9/02)

III. OUTDOOR STORAGE REQUIREMENTS CON'T			
A. FIRE PREVENTION MEASURES CON'T - §17351			
Water Supply (indicate flow in gallons per minute or containment capacities in gallons):			
<input checked="" type="checkbox"/> Hydrant/Capacity:	GPM 1500	<input type="checkbox"/> Water Tank/Capacity:	
<input type="checkbox"/> Well/Capacity:		<input type="checkbox"/> Other, explain:	
<input checked="" type="checkbox"/> Local fire authority agreement/approval (attach) <i>see attached</i>			
B. FACILITY ACCESS AND SITE SECURITY - §17352			
Attendant Present?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If Yes, days/hours present:	M-F 7:00 a.m.-5:00 p.m.; Sat 7:00 a.m.-1:00 p.m.
Access Control:	<input checked="" type="checkbox"/> Perimeter Fencing	<input checked="" type="checkbox"/> Locked Gates	<input checked="" type="checkbox"/> Other, describe: Security dog
Is there access to the site for emergency vehicles? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
If No, explain:			
C. VECTOR CONTROL MEASURES - §17353			
<input checked="" type="checkbox"/> Vector Control Plan approved/certified by (attach): <i>See Conditional Use Permit</i>			
<input checked="" type="checkbox"/> Local Environmental Health Department <i>See Conditional Use Permit</i>			
<input type="checkbox"/> Mosquito Abatement District			
<input type="checkbox"/> Other, specify:			
<input checked="" type="checkbox"/> Describe type of cover(s) or impermeable barrier(s) if utilized for vector control: <i>Steel roof structure</i>			
<i>Cargo containers</i>			
<input type="checkbox"/> Other vector control measures, explain:			
D. STORAGE OF WASTE TIRES - §17354			
Provide the number of waste tire storage units (existing and/or proposed) and the dimensions of each. Indicate locations, by pile number, with distances from structures and property boundaries on site map (attach additional pages if necessary).			
Pile #	Dimension (L x W x H)	Cubic Feet	Existing (E) or Proposed (P)
1	24 x 8 x 9		E
2	40 x 15 x 6		E
3	40 x 30 x 6		P
4	35 x 35 x 6		P

OPERATION PLAN  
Page 3 of 5

CIWMB 501 (Rev. 9/02)

III. OUTDOOR STORAGE REQUIREMENTS CON'T	
<b>D. STORAGE OF WASTE TIRES CON'T - § 17354</b>	
Do any waste tire storage units exceed 10 feet in height?	
<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	(attach fire authority approved requirements)
If Yes, explain:	
Do any waste tire storage units exceed 5,000 sq. ft. in area?	
<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	(attach fire authority approved requirements)
If Yes, explain:	
Do any waste tire storage units within 20 feet of a property line exceed 6 feet in height?	
<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	(attach fire authority approved requirements)
If Yes, explain:	
Are waste tires stored less than 10 feet from the property line?	
<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	(attach fire authority approved requirements)
If Yes, explain:	
Are waste tires stored less than 40 feet from vegetation or other flammable materials?	
<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	(attach fire authority approved requirements)
If Yes, explain:	




III. OUTDOOR STORAGE REQUIREMENTS CON'T	
<b>D. STORAGE OF WASTE TIRES CON'T - §17354</b>	
Are fire lanes between adjacent waste tire storage units and between waste tire storage units and structures that are located either on-site or off-site less than the minimum width specified in §17354?	
<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	(attach fire authority approved requirements)
If Yes, explain:	
Describe how surface water drainage will be diverted around and away from the waste tire storage area. Describe and/or indicate on appropriate map (may be included on map required under Part V, Map Requirements on Page 5).	
Cement foundation under steel structure where tires are stacked is raised one inch.	
Describe how any nearby bodies of water will be protected from water or pyrolytic oil runoff in the event of a tire fire. Describe and/or indicate on appropriate map (may be included on map required under Part V, Map Requirements on Page 5).	
N/A	
Are there grades or other physical features that would interfere with fire fighting equipment or personnel?	
<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	(existing facility - attach fire authority approved requirements) (new facility - see §17354(D)(2))
If Yes, explain:	
If this Operation Plan is for a new waste tire facility, will it be sited in an area subject to immersion in water during a 100-year storm?	
<input checked="" type="checkbox"/> No	
<input type="checkbox"/> Yes	
If Yes, explain (i.e., how the facility will be designed and operated so as to prevent waste tires from migrating off-site):	

OPERATION PLAN  
Page 5 of 5

CIWMB 501 (Rev. 9/02)

IV. INDOOR STORAGE	
INDOOR STORAGE REQUIREMENTS - SITE 56	
<input type="checkbox"/>	Is the storage area protected from fire by a fire-rated wall or door?
<input type="checkbox"/>	Are the storage areas protected by fire extinguishers or other fire protection equipment?

V. MAP REQUIREMENTS (Other facilities provide items a and b. Major facilities provide items a through f):	
a.	General area location, with additional larger scale if needed to show proximity to nearest town, city, or major highway.
b.	Plot plan of site, drawn to scale, which shows: <ol style="list-style-type: none"> <li>1. Legal boundaries for which title or leasehold is held (attach copy of lease agreement for property, if applicable);</li> <li>2. All buildings or structures on-site, indicating use; all other structures within 200 feet of site boundary;</li> <li>3. Site access including road or street names;</li> <li>4. Location of fences, gates, and other access control measures; and</li> <li>5. Dimensions of existing and planned tire storage units, fire lanes, fire breaks.</li> </ol>
c.	Site topography, including: <ol style="list-style-type: none"> <li>1. Drainage swales, ditches, berms, surface waters, wetlands, 100 year floodplain boundary, and other drainage features;</li> <li>2. Wooded areas; and</li> <li>3. Other appropriate physical features.</li> </ol>
d.	Loading, unloading, salvage, and processing areas.
e.	Locations of fire hydrants or wells for fire fighting water supply; indicate flow capacities of hydrants, mains, and wells.
f.	Site surface material, e.g., asphalt, gravel, compacted earth, etc.

VI. OPERATOR CERTIFICATION	
<i>I certify that this document and all attachments were prepared under my direction or supervision. I have inquired of the persons directly responsible for gathering the information, and certify that the information submitted is, to the best of my knowledge and belief, true, accurate and complete.</i>	
Operator Signature:	
Typed Name & Title:	Boghos Jankarian, Owner
Date:	11-30-05



# EMERGENCY RESPONSE PLAN, CIWMB

State of California  
CIWMB 503 (Rev. 9/02)

California Integrated Waste  
Management Board

RECEIVED

DEC 19 2005

## WASTE TIRE FACILITY EMERGENCY RESPONSE PLAN

<b>I. GENERAL INFORMATION</b> (please print or type)						SWIS #:	
Facility Name: <u>B.J. Used Tire &amp; Rubber Recycling, Inc.</u>							
Facility Mailing Address: <u>14212 Santa Ana Ave</u>							
City:	<u>Fontana</u>	County:	<u>S.B.</u>	State:	<u>CA</u>	Zip:	<u>92337</u>
Facility Operator's Name:		<u>Boghos Jankourian</u>					
Mailing Address: <u>1170 Hastings Ranch Drive</u>							
City:	<u>Pasadena</u>	County:	<u>LA</u>	State:	<u>CA</u>	Zip:	<u>91107</u>
Property Owner's Name (if different from operator):		<u>Same as above</u>					
Mailing Address:							
City:		County:		State:		Zip:	
						Phone:	

## II. EMERGENCY CONTACT LIST

List the names and telephone numbers of the persons and appropriate agencies to be contacted in case of emergency:

	Name	Phone
Facility Owner:	<u>Boghos Jankourian</u>	<u>626-712-9905</u>
Facility Operator:	<u>Boghos Jankourian</u>	<u>626-712-9905</u>
Local Fire Authority:		
Local Environmental Health Dept:		
Regional Water Quality Control Board:		
Any additional numbers that may be needed:	<u>Rita Jankourian</u>	<u>626-354-3117</u>

## III. EQUIPMENT

Emergency Response Equipment Available:

☒ 1. Minimum equipment required:

<input checked="" type="checkbox"/> One, dry chemical fire extinguisher	Weight:	<u>35 lbs.</u>
<input checked="" type="checkbox"/> One, 2½ gallon water extinguisher		
<input checked="" type="checkbox"/> One, pike pole at least 10 feet in length		
<input checked="" type="checkbox"/> One round point and one square point shovel		

OR

☐ 2. Equipment in lieu of the list above (attach fire authority approved requirements):

RECEIVED

DEC 19 2005

### III. EQUIPMENT CON'T

Additional emergency response equipment present at the facility or available for use by the facility and how it is intended for use in case of emergency (attach local fire authority requirements, if any):

None

Attach a map showing the location of fire lanes, fire pile configurations, fire hydrants, power supply, and emergency response equipment (may include same map as required on Page 5 of the Operation Plan).

### IV. EMERGENCY RESPONSE PROCEDURES

Describe the procedures that should be followed in the event of a fire, including procedures to contain and dispose of any pyrolytic oil generated by the combustion of tires and any water used to fight the fire:

- 1) Try to contain small fires
- 2) Call Fire Department for larger fires
- 3) Sandbag drains to maintain any/all oil on site
- 4) Call proper authorities to take care of oil (HAZARDOUS WASTE)
- 5) Run for safety



**COUNTY FIRE DEPARTMENT**

OFFICE OF THE FIRE MARSHAL  
COMMUNITY SAFETY DIVISION  
620 South "E" Street • San Bernardino, CA 92415-0179  
(909) 386-8400 • Fax (909) 386-8450



COUNTY OF SAN BERNARDINO  
ECONOMIC DEVELOPMENT/  
PUBLIC SERVICES GROUP

PETER R. HILLS  
Fire Chief  
County Fire Warden

RECEIVED  
DEC 02 2005

Terry Smith  
CIWMB/ Waste Tire Management  
1001 I Street  
PO Box 4025  
Sacramento, CA 95812

Re: BJ Used Tire  
Fontana CA

Dear Mr. Smith,

The above referenced business has applied for a Conditional Use Permit for the storage of used tires. The San Bernardino County Fire Department has reviewed and approved this C.U.P. The location has been inspected to assure they have met all conditions of the permit.

If you have any questions please call my office at 909 386-8400.

Thank you,

  
Mike Huddleston  
Fire Prevention Specialist  
San Bernardino County Fire Department

MARK H. UFFER  
County Administrative Officer  
NORMAN A. KANOLD  
Assistant County Administrator  
Economic Development and  
Public Services Group

Board of Supervisors  
BILL POSTMUS ..... First District    DENNIS HANSBERGER ..... Third District  
PAUL BIANE ..... Second District    GARY C. OVITT ..... Fourth District  
JODIE GONZALES ..... Fifth District



- 385 North Arrowhead Avenue - San Bernardino, CA 92415-0160 - (909) 384-4056
- 1647 East Holt Boulevard - Ontario, CA 91761 - (909) 458-9673
- 13811 Park Avenue, Suite 200 - Victorville, CA 92382 - (760) 243-3773
- ✕ San Bernardino County Vector Control Program  
2355 East 5th Street - San Bernardino, CA 92415-0064 - (909) 388-4600

JAMES A. FELTEN, MPA  
Public Health Director

ERIC K. FRYKMAN, MD, MPH, MBA  
Health Officer

DANIEL J. AVERA, REHS  
Chief of Environmental Health

Also serving the cities of

Adeleito	Montclair
Apple Valley	Needles
Bartow	Ontario
Big Bear Lake	Rancho Cucamonga
Chino	Redlands
Chino Hills	Rialto
Colton	San Bernardino
Fontana	Twentynine Palms
Grand Terrace	Upland
Hesperia	Victorville
Highland	Yucaipa
Irwindale	Vista Valley

Via facsimile to (626) 351-8760

December 2, 2005

RECEIVED

DEC 19 2005

Rita Jankouzian  
1170 Hastings Ranch Drive  
Pasadena, CA 91107

Subject: Waste Tire Facility-Vector Control Measures

Based on our preliminary vector control survey conducted at B.J. Used Tire & Rubber Recycling, 14212 Santa Ana Avenue, Fontana on November 30, 2005 and a review of your vector control plan, especially the manner and duration of waste tire storage and including the service contract with Sharp Exterminator Company, you are in compliance with vector control measures as stated in Section 17353, Title 14 of the California Code of Regulations.

If you have any questions, please feel free to call me at (909) 388-4600.

Sincerely,

Chris Nwadike, REHS  
Vector Control Program

CN:rr

checked B.J. Used Tire & Rubber Recycling 1205 waste tire storage surveillance

MARK UFFER  
County Administrative Officer

CAROL L. ANSELM  
Assistant County Administrator  
Human Services System

Board of Supervisors

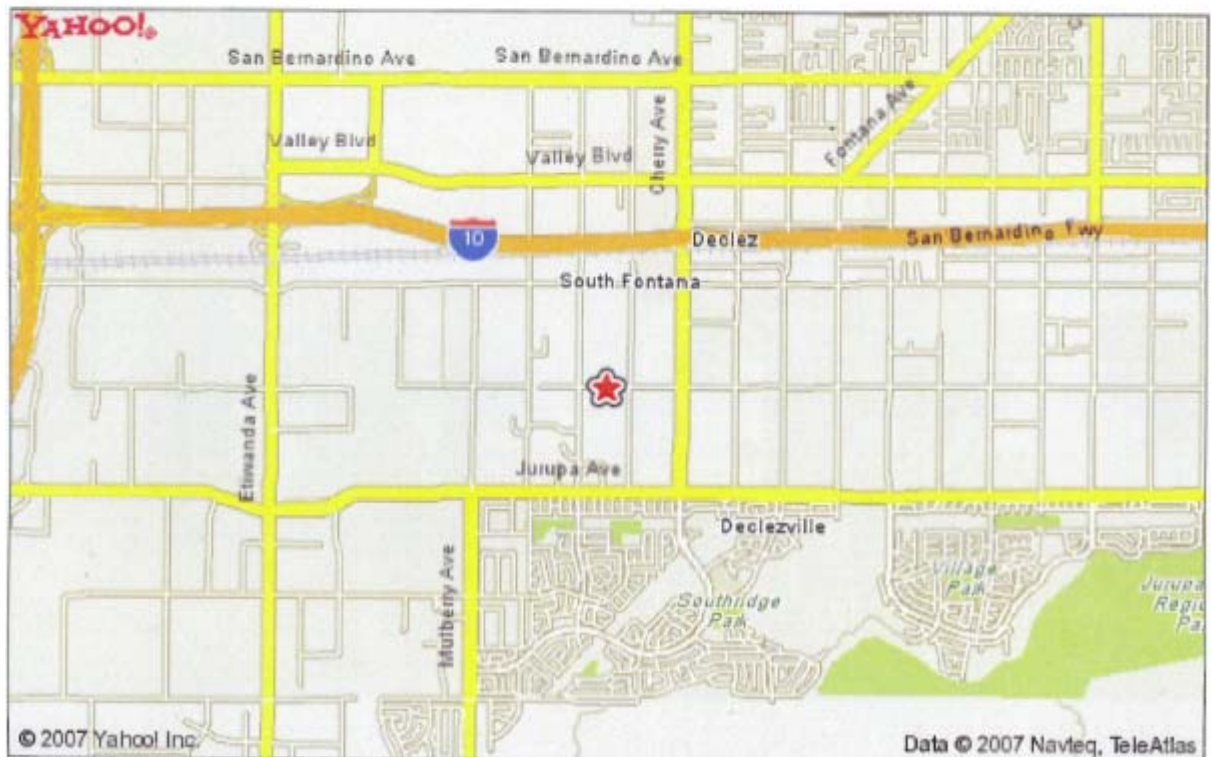
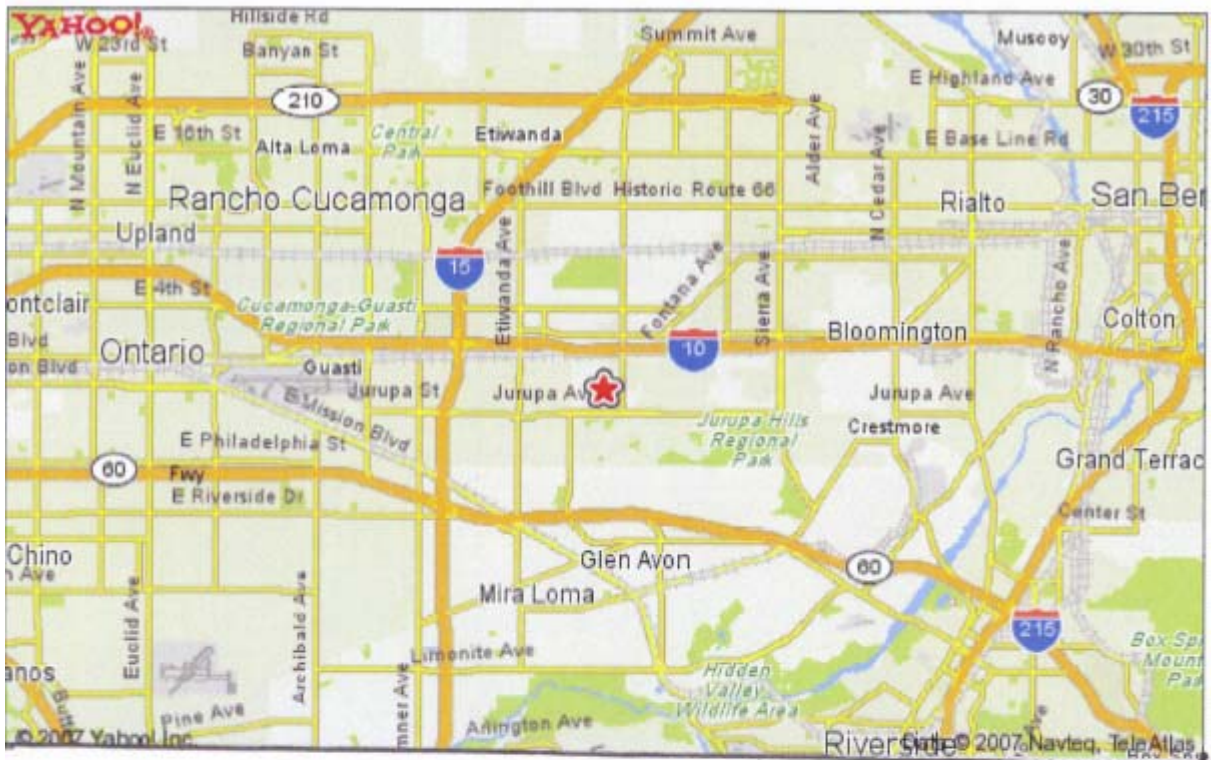
BILL POSTMUS.....	First District	DENNIS HANSBERGER.....	Third District
PAUL BIANE.....	Second District	GARY C. OVILL.....	Fourth District
JOSIE GONZALES.....	Fifth District		

Board Meeting  
August 14, 2007

# LOCATION MAP

Attachment 1

Yahoo! Maps - 14212 SANTA ANA AVE, Fontana, CA 92337, US **YAHOO!** LOCAL Maps



Board Meeting  
August 14, 2007

# PROPOSED MINOR WASTE TIRE FACILITY PERMIT

Attachment 1

<b>WASTE TIRE FACILITY PERMIT</b>		Facility/Permit Number: <b>TPID # 1001094</b>																		
<b>1. Name &amp; Street Address of Facility:</b>  B J Used Tire & Rubber Recycling, Inc. 14212 Santa Ana Ave.. Fontana, CA	<b>2. Name &amp; Mailing Address of Operator:</b>  B J Used Tire & Rubber Recycling, Inc. 1170 Hastings Ranch Drive Pasadena, CA 91107	<b>3. Name &amp; Mailing Address of Property Owner:</b>  B J Used Tire & Rubber Recycling, Inc. 1170 Hastings Ranch Drive Pasadena, CA 91107																		
<b>4. Specifications:</b>  <table> <tr> <td>a. Permit Type:</td> <td><input type="checkbox"/> Major Waste Tire Facility</td> <td><input type="checkbox"/> Minor Waste Tire Facility</td> </tr> <tr> <td>b. Permit Action:</td> <td><input checked="" type="checkbox"/> New Permit</td> <td><input type="checkbox"/> Five (5) Year Permit Renewal</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Permit Revision</td> <td></td> </tr> <tr> <td>c. Operational Status:</td> <td><input checked="" type="checkbox"/> Existing</td> <td><input type="checkbox"/> Proposed</td> </tr> <tr> <td>d. Maximum Permitted Capacity:</td> <td colspan="2">4,999 Whole Waste Tires/Tire Equivalents</td> </tr> <tr> <td>e. Permitted Storage Area (acres):</td> <td colspan="2">2.5 acres</td> </tr> </table> <p>The attached permit findings and conditions are integral parts of this permit and supersede the conditions of any previously issued waste tire facility permit and/or exclusion(s).</p>			a. Permit Type:	<input type="checkbox"/> Major Waste Tire Facility	<input type="checkbox"/> Minor Waste Tire Facility	b. Permit Action:	<input checked="" type="checkbox"/> New Permit	<input type="checkbox"/> Five (5) Year Permit Renewal		<input type="checkbox"/> Permit Revision		c. Operational Status:	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Proposed	d. Maximum Permitted Capacity:	4,999 Whole Waste Tires/Tire Equivalents		e. Permitted Storage Area (acres):	2.5 acres	
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d. Maximum Permitted Capacity:	4,999 Whole Waste Tires/Tire Equivalents																			
e. Permitted Storage Area (acres):	2.5 acres																			
<b>5. Approval:</b>  <div style="border-bottom: 1px solid black; width: 200px; margin-bottom: 10px;"></div> Approving Officer Signature   California Integrated Waste Management Board		<b>6. Enforcement Agency Name and Address:</b>  California Integrated Waste Management Board 1001 I Street P.O. Box 4025 Sacramento, CA 95812  <b>Frequency of Inspection by Enforcement Agency:</b>  2.5 years (30 months)																		
<b>7. Date Application Received:</b>  December 19, 2005		<b>8. Date Application Accepted:</b>  																		
<b>9. Permit Issued Date:</b>  	<b>10. Permit Application Renewal Due Date:</b>  	<b>11. Permit Expiration Date:</b>  																		



<h2 style="margin: 0;">WASTE TIRE FACILITY PERMIT</h2>	<p>Facility/Permit Number: <b>TPID # 1001094</b></p>																																								
<p><b>12. Legal Description of Facility:</b></p> <p style="margin-left: 40px;">Assessor's Parcel Number (APN): 0236-091-04</p>																																									
<p><b>13. Findings:</b></p> <ul style="list-style-type: none"> <li>a. This permit is consistent with the standards adopted by the California Integrated Waste Management Board (CIWMB) as required by Title 14, California Code of Regulations (CCR), Division 7, Chapter 6.</li> <li>b. The design and operation of the facility is consistent with the Waste Tire Storage and Disposal Standards applicable to a minor waste tire facility, pursuant to PRC §42830 et. seq. and implementing regulations found in 14 CCR, Division 7, Chapter 3.</li> <li>c. The CIWMB prepared a Negative Declaration (ND) State Clearinghouse (SCH) # 2007NUMBER, in compliance with the California Environmental Quality Act (CEQA) and the CEQA guidelines. The ND evaluated for potential environmental impacts associated with the issuance of a minor waste tire facility permit and determined that potentially significant impacts will be reduced to less than significant levels upon approval and issuance of the waste tire facility permit revision. The Board Adopted the ND at the DATE, 2007, Board Meeting.</li> <li>d. (Include any other site specific findings).</li> </ul>																																									
<p><b>14. The following documents describe and/or restrict the operation of this facility:</b></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr> <th style="width: 45%;"></th> <th style="width: 10%;">Date</th> <th style="width: 45%;"></th> <th style="width: 10%;">Date</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/> Permit Application (CIWMB 500)</td> <td>11/30/05</td> <td><input checked="" type="checkbox"/> Vector Control Approval</td> <td>12/2/05</td> </tr> <tr> <td><input checked="" type="checkbox"/> Operation Plan (CIWMB 501)</td> <td>11/30/05</td> <td><input checked="" type="checkbox"/> Local Fire Authority Requirements</td> <td>12/19/05</td> </tr> <tr> <td><input checked="" type="checkbox"/> Environmental Information (CIWMB 502)</td> <td>11/30/05</td> <td><input type="checkbox"/> Local &amp; County Ordinances</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Emergency Response Plan (CIWMB 503)</td> <td>NA</td> <td><input checked="" type="checkbox"/> Negative Declaration</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Closure Plan (CIWMB 504)</td> <td></td> <td><input type="checkbox"/> Air Pollution Permits and Variances</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Reduction/Elimination Plan</td> <td></td> <td><input type="checkbox"/> Lease Agreements - owner &amp; operator</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Closure Financial Responsibility Document</td> <td></td> <td><input type="checkbox"/> Contract Agreements</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Operating Liability Document</td> <td></td> <td><input type="checkbox"/> Other (list):</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Certificate of Conditional Use Permit</td> <td>1/26/07</td> <td></td> <td></td> </tr> </tbody> </table>			Date		Date	<input checked="" type="checkbox"/> Permit Application (CIWMB 500)	11/30/05	<input checked="" type="checkbox"/> Vector Control Approval	12/2/05	<input checked="" type="checkbox"/> Operation Plan (CIWMB 501)	11/30/05	<input checked="" type="checkbox"/> Local Fire Authority Requirements	12/19/05	<input checked="" type="checkbox"/> Environmental Information (CIWMB 502)	11/30/05	<input type="checkbox"/> Local & County Ordinances		<input checked="" type="checkbox"/> Emergency Response Plan (CIWMB 503)	NA	<input checked="" type="checkbox"/> Negative Declaration		<input type="checkbox"/> Closure Plan (CIWMB 504)		<input type="checkbox"/> Air Pollution Permits and Variances		<input type="checkbox"/> Reduction/Elimination Plan		<input type="checkbox"/> Lease Agreements - owner & operator		<input type="checkbox"/> Closure Financial Responsibility Document		<input type="checkbox"/> Contract Agreements		<input type="checkbox"/> Operating Liability Document		<input type="checkbox"/> Other (list):		<input checked="" type="checkbox"/> Certificate of Conditional Use Permit	1/26/07		
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<p><b>15. Conditions:</b></p> <ul style="list-style-type: none"> <li>a. The design and operation of this facility shall comply with the applicable Waste Tire Storage and Disposal Standards contained in 14 CCR, Division 7, Chapter 3. The permittee shall also comply with the permitting requirements in 14 CCR, Division 7, Chapter 6.</li> <li>b. In the event of a fire or other emergency that may have potential significant offsite effects, the permittee shall notify the CIWMB within 24 hours.</li> <li>c. Upon presentation of proper credentials CIWMB staff, or an authorized agent of the CIWMB, shall be allowed to enter the permitted facility during normal operating hours to examine and copy books, papers, records, or memorandum, to take photographs of the tire storage area, and to conduct inspections and investigations pertaining to the facility.</li> <li>d. A copy of this permit shall be posted in a visible location at the facility.</li> </ul>																																									

## WASTE TIRE FACILITY PERMIT

Facility/Permit Number:

TPID # 1001094

### 15. Conditions: (continued)

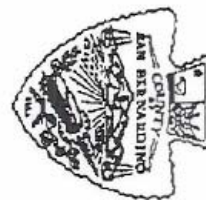
- e. The permittee shall maintain a copy of the Emergency Response Plan at the facility. At the time of permit issuance, the permittee shall forward a copy of the Emergency Response Plan to the local fire authority. The Emergency Response Plan shall be revised as necessary to reflect any changes in the operations of the waste tire facility or requirements of the local fire authority. All emergency phone numbers shall be updated immediately. The local fire authority and the CIWMB shall be notified of any changes to the plan within 30 days of the revision.
- f. Local fire authority and vector control standards, permits or approvals referenced in this permit shall be maintained in force during the term of this permit. In the event any permit or approval is modified during the term of this permit, the permittee shall notify the CIWMB in writing within 30 days of the change and include copies of any renewed or modified permits or approvals. In the event any permit or approval is suspended or revoked, or expires during the term of this permit, the permittee shall notify the CIWMB in writing within 5 working days of the suspension, revocation or expiration, and include copies of the pertinent documents with the notification.
- g. This permit does not release the permittee from their responsibility under any other existing laws, ordinances, regulations, or statutes of other government agencies.
- h. The terms and conditions of this permit may change as a result of a revision of the CIWMB's statutes or regulations.
- i. The permittee must report to the CIWMB the receipt of 10 or more waste or used tires from unregistered haulers to the CIWMB in a manner that is consistent with Title 14 CCR §18461.
- j. CIWMB staff, their designated contractors and representatives, and other affected State and local authorities shall have access to the facility for the purpose of investigating, remediating and/or stabilizing the facility if deemed necessary for the purpose of protecting public health, safety and the environment.
- k. CIWMB staff reserves the right to suspend or modify waste tire receiving and/or storage operations when deemed necessary due to an emergency, a potential health hazard or the creation of a public nuisance, to protect the public health and safety, protect and rehabilitate or enhance the environment, or to mitigate adverse environmental impacts.
- l. Violation of any term or condition of this permit or the Waste Tire Storage and Disposal Standards may result in enforcement action(s) which include but are not limited to the following: issuance of orders (clean up and abatement or cease and desist); penalties (civil, administrative, criminal); and permit revocation or suspension.
- m. The permittee shall obtain written approval from the CIWMB prior to allowing the transport of Tire Derived Product (TDP), as defined by PRC sections §42805.7 and §42950(i), pursuant to Title 14 CCR §18451. Requests for such approval shall include proof of sale. Failure to obtain approval of the transport of the product may result in enforcement action.
- n. Altered tire materials greater than ¼" in size stored on-site are considered waste tires and will count toward the Maximum Permitted Capacity declared on page one of this permit.
- o. The beneficial reuse of waste tires in on-site construction projects must be pre-approved as required by Title 14 CCR §17346(f).
- p. The permittee shall only give, contract, or arrange with California registered used and waste tire haulers to transport waste tires or tire pieces (greater than 1/4") away from the facility, unless the hauler is exempt as specified in PRC §42954, or the CIWMB has granted written approval to the permittee or the hauler.



Board Meeting  
August 14, 2007

# CERTIFICATE OF CONDITIONAL USE PERMIT

Attachment 1



SAN BERNARDINO COUNTY LAND USE SERVICES DEPARTMENT  
Current Planning Division

## CERTIFICATE OF CONDITIONAL USE PERMIT

This certificate indicates that the land use listed below has completed all the Conditions of Approval required prior to final inspection, that such inspection has been completed and that occupancy of the structure(s) is now allowed. The approved land use must be operated in accordance with the conditions of approval. Any addition or change of the approved land use and/or any addition, expansion, modification or alteration of any structure or the amount of land area used for the approved land use will require a subsequent approval of another land use application and issuance of a revised permit. The land use authorization granted by this certificate is specific to this property and is transferable to any successors in interest, heirs and/or assigns.

A CONDITIONAL USE PERMIT is issued to:

APN: **0236-091-04**

APPLICANT: **B.J. USED TIRE RECYCLING, INC.**

PROPOSAL: **CONDITIONAL USE PERMIT TO ESTABLISH A COMMERCIAL TRUCK TIRE STORAGE & SORTING FACILITY ON 2.5 ACRES. FONTANA/2<sup>nd</sup> SUPERVISORIAL DISTRICT**

LOCATION: **NORTH SIDE OF SANTA ANA, APPROX. 400' WEST OF ALMOND AVE. 01331CUT/142-109/1998**

DATES: **A&B/PACUP/W/135-86/99/APN: 0228-231-03'**

FILE/INDEX: **KEVIN WHITE**

STAFF:

JANKOUZIAN, RITA

This certificate is issued to:

PROPERTY OWNER:

Boghos Jankouzian

B.J. Used Tire & Rubber Recycling  
1170 Haslings Ranch Dr.  
Pasadena, CA 91107

The above referenced project has received final inspection and been granted occupancy by the Land Use Services Department - Current Planning Division. The approved land use may be operated as stipulated in the conditions of approval issued by the Current Planning Division.

Signed Kevin White  
Kevin White, Senior Associate Planner

Date: 1/26/07

NOTICE: A Certificate of Fee Exemption is being issued for this project pursuant to California State Assembly Bill 3158. The certificate shall be filed with the Clerk of the Board of Supervisors, along with a \$35.00 administrative handling fee. This Administrative fee will be transferred from your project account. Section 21089(b) of the Public Resources Code provides that any project approved under the California Environmental Qualities Act (CEQA) is not operative, vested, or final until the required fee is paid.

## GENERAL ON-GOING CONDITIONS

### PLANNING DIVISION (909) 387-4112

1. This Conditional Use Permit conditional approval is being granted to establish a used commercial truck tire recycling, storage and distribution facility with an 805 square foot office, a caretaker residence, and a mobile home (696 square feet) to be used for security purposes on 2.50 acres in the Fontana Sphere of Influence as depicted on the approved site plan; APN 0236-091-04. No vehicle repair is approved by this action. Any alteration or expansion of these facilities or increase in the developed area of the site from that shown on the approved site plan will require submission of an additional application for review and approval.
2. This project shall be subject to any applicable development impact fees that are in effect prior to the issuance of final development permits. The exact timing and applicability of the fees will be determined by the ordinance or other action that establishes the fee.
3. The applicant/owner shall agree to defend at his sole expense any action brought against the County, its agents, officers, or employees, because of the issuance of such approval, or in the alternative, to relinquish such approval, in compliance with the San Bernardino County Development Code. The applicant shall reimburse the County, its agents, officers, or employees, for any court costs and attorney's fees which the County, its agents, officers or employees may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the applicant of his obligations under this condition.
4. This Conditional Use Permit shall become null and void if all conditions and requirements have not been complied with and the occupancy or use of the land has not taken place within one year of the date of approval. An extension of time may be granted upon written request and submittal of the appropriate fee, not less than thirty (30) days prior to the date of expiration. Approval of an extension of time will require that the applicant has made a "good faith effort" to complete the requirements in a timely manner and that the delay in obtaining full compliance was beyond the control of the applicant. PLEASE NOTE: This will be the only notice given for the above-specified expiration date. The applicant is responsible for the initiation of an extension request.
5. Chemical toilets (porta potties) shall not be utilized for any reason on this site.
6. A Special Use Permit (SUP), for the purpose of monitoring the continued compliance with all general on-going conditions of approval, shall be maintained for the life of the project.



7. The stacking of tires shall not exceed the height of the perimeter screening/fencing/walls. All tire storage shall be located as shown on the approved site plan, under the metal covering on site.
8. Any lights used to illuminate the site shall be hooded and designed so as to reflect away from adjoining properties and public thoroughfares.
10. All rooftop mechanical equipment shall be screened from ground vistas.
11. All signs proposed by this project may only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting, or by an alternating lighting system that changes no more than once per hour. The glare from the luminous source shall not exceed one-half (0.5) foot-candle.
12. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash, and debris. Regular maintenance of the landscaping and irrigation is critical. Periodic repair and replacement should be a budgeted aspect of the facility's overall maintenance program.
13. Facility must be maintained in a clean, attractive manner. Failure to maintain facility to County standards may be cause for revocation or modification of permit.
14. Employees and customers shall park inside the facility within the assigned parking spaces.
15. Parking and on-site circulation requirements shall be provided for and maintained as identified on the approved site plan:
  - a. Parking and site circulation surfaces (County Road Specification #38 or #39, as required) shall be maintained in good condition at all times.
  - b. All markings, to include parking spaces, directional designations, "No Parking" designations, and "Fire Lane" designations shall be clearly defined and said markings shall be maintained in good condition at all times.
  - c. All parking stalls shall be clearly striped and permanently maintained with double or hairpin lines on the surface of the paving, with the two lines being located an equal nine (9) inches on either side of the stall sidelines; arrows shall be painted on the paving to indicate direction of traffic flow.
17. The applicant/owner shall ascertain and comply with requirements of all State, County, and local agencies applicable to the project area. They include, but are not limited to: County Departments of Environmental Health Services, Transportation/Flood Control, Fire Warden, Building and Safety, the State Fire Marshall, the South Coast Air Quality Management District and Cal OSHA.
18. All conditions and requirements of this Conditional Use Permit are continuing requirements. Failure of the owner, applicant, and/or operator, or their heirs or assigns, to comply with any or all of said conditions at any time shall result in the revocation of the approval granted to use the property.

DIVISION OF ENVIRONMENTAL HEALTH SERVICES (909) 387-4666

19. Noise levels shall be maintained at or below County Standards, per Development Code Section 87.0905(b). For information, call DEHS/Land Use at (909) 387-4666.
20. The septic system shall be maintained so as not to create a public nuisance and shall be serviced by a DEHS-permitted pumper. For information, call DEHS/Wastewater Section at (909) 387-4666.
21. All refuse generated at the premises shall, at all times, be stored in approved containers and shall be placed in a manner so that visual, noise, or other impacts and environmental public health nuisances are minimized in compliance with San Bernardino County Code 33.087. For information, call DEHS/Local Enforcement Agency (LEA) at (909) 387-4655.
22. All refuse containing garbage shall be removed from the premises at least one (1) time per week in conformance with San Bernardino County Code 33.083. For information, call DEHS/LEA at (909) 387-4655.
23. All refuse not containing garbage shall be removed from the premises at least one (1) time per week to an approved solid waste facility, in conformance with San Bernardino County Code Chapter 8, Section 33.083. For information, call DEHS at (909) 387-4666.

**PRIOR TO THE ISSUANCE OF BUILDING PERMITS, THE FOLLOWING CONDITIONS SHALL BE MET:**

DIVISION OF BUILDING AND SAFETY (909) 387-4246

24. Provide proof of permits for all structures or obtain field investigation inspection permit for each structure not permitted.
25. Any building, sign, or structure to be constructed or located on site shall require professionally prepared plans approved by the Building and Safety Division.

DIVISION OF ENVIRONMENTAL HEALTH SERVICES (909) 387-4666

26. Water purveyor shall be Fontana Water Company.
27. Applicant shall procure a verification letter from the water agency with jurisdiction. This letter shall state whether or not water connection and service shall be made available to the project by the water agency. This letter shall reference File Index Number (W142-109) and Assessor's Parcel Number (APN 0236-091-04).



28. Method of sewage disposal shall be DEHS-approved. If sewer connection or service is unavailable, then existing septic system can be used if applicant provides certification from a qualified professional [i.e., Professional Engineer (P.E.), Registered Environmental Health Specialist (REHS), C-42 contractor, Certified Engineering Geologist (C.E.G.)], that the system functions properly, meets code, and has the capacity required for the proposed project. Applicant shall provide documentation outlining methods used in determining function.

COUNTY FIRE DEPARTMENT (909) 386-8400

29. This project is under the protection of the San Bernardino County Fire Department. The applicant shall contact the Fire Agency for verification of current fire protection requirements. All new construction shall comply with the existing Uniform Fire Code requirements and all applicable codes, ordinances or standards of the Fire Department.
30. A water system designed to meet the required fire flow shall be approved by the water company having jurisdiction and Fire Agency staff. The developer shall furnish the Fire Agency with two copies of the water system improvement plans and a letter from the water purveyor stating the water system is capable of providing the required fire flow. Water supply for fire protection shall be operational and field inspection approval shall be granted before construction will be permitted. The required fire flow shall be determined by using appropriate calculations established by the San Bernardino County "Guide for Determining Required Fire Flow". All underground piping for water systems shall have a minimum of eight (8) inches in diameter with no less than six (6) inch lateral lines, and six (6) inch risers. Fire flow shall be 2,000 GPM for a 2-hour duration at 20 PSI residual operating pressure.
31. Prior to framing construction, approved fire hydrants and fire hydrant pavement markers shall be installed. Fire hydrants shall be six (6) inches in diameter with a minimum of one four (4) inch and one 2 1/2 inch connection as specified by fire staff. The design of the fire hydrant and hydrant markers shall be approved by the Fire Agency. All fire hydrant spacing shall be three hundred (300) feet.
32. Prior to any framing construction occurring, the Applicant/Developer is required to provide Fire staff with a letter from the water company having jurisdiction, verifying financial arrangements have been made for the required water improvements or that existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job site.
33. An approved turn-around shall be provided at the end of each roadway one hundred fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet except as identified in the Fire Code and approved by the Fire Chief.
34. Private roadways that exceed one hundred fifty (150) feet in length shall be approved by the Fire Department having jurisdiction, and shall be extended to within 150 feet of, and shall give reasonable access to, all portion of the exterior walls of the first story of any building. Where access cannot be provided, a fire protection system shall be provided and approved by the Fire Department.

35. Tire storage shall not exceed 2,500 square feet of continuous area.
36. A clear space of at least 40 feet shall be provided between piles.
37. Tire storage shall not be located within ten (10) feet of any property line or building, except the metal owning under which the tires will be stored, and shall not exceed six (6) feet in height when within twenty (20) feet of any property line or building.
38. Piles shall not exceed 25,000 cubic feet in volume or 10 feet in height.
39. All bins for storage shall be enclosed.
40. Prior to release for building permits, the required Fire fee of \$103.00 shall be paid to the San Bernardino County Fire Department/Community Safety Division. Please contact the Fire Department Office at (909) 386-8400.

LAND DEVELOPMENT /DRAINAGE DIVISION (909) 387-8218

41. Adequate provision shall be made to intercept and conduct the tributary/off-site, on-site drainage flows around or through the site in a manner that will not adversely affect adjacent or downstream properties.

LAND DEVELOPMENT/ROADS DIVISION (909) 387-8218

42. Road improvement plans shall be submitted to the San Bernardino County Public Works Department/Land Development Division at 825 East Third Street, Room #204, San Bernardino, CA 92415-0835 for review and approval. The plans shall delineate the following requirements:

**Santa Ana Avenue**

- a. An additional 14 feet dedication to equal a 44-foot half-width right-of-way.
  - b. Curb, gutter and sidewalk with match-up paving 32-feet from centerline.
  - c. Driveway approach/entrance per County Standard No. 129b.
  - d. Westerly driveway approach shall be a minimum of 5 feet from the property line per County Standard No. 130.
43. Right of way and improvements (including offsite) to transition traffic and drainage flows from proposed to existing shall be required as necessary.

PLANNING DIVISION (909) 387-4112

44. The applicant shall process a Condition Compliance Review through the County in accordance with the directions stated in the conditional approval letter, for verification of compliance with all conditions which must be met prior to the issuance of building permits.



45. The applicant shall submit an application to the Code Enforcement Division for a Special Use Permit (SUP) which will be utilized for the purpose of monitoring the continued compliance with all general on-going conditions of approval for the life of the project.
46. An adequate, hooded, security light shall be provided for the exterior of the site, shielded to prevent glare on streets and adjacent parcels.
47. The applicant shall provide four (4) copies of a landscape and irrigation plan showing the size, type, and location of all plant material. Indigenous plant material shall be utilized to minimize water consumption. Said plan shall incorporate a permanent automatic irrigation system and all landscaping shall be maintained in good condition at all times. The landscape and irrigation plans shall include/conform to the following:
  - a. The Landscape and Irrigation Plan shall be prepared by a licensed landscape architect and shall be prepared in compliance with the approved site plan.
  - b. Voltage boxes, mailboxes, trash enclosures, maintenance structures, backflow devices, automatic controls, air conditioning/heating units, etc. shall be screened with landscaping and/or decorative fencing/trim.
  - c. Irrigation shall be by drip, mister or other non-aerial water serving method or system. All perimeter landscaping shall be provided with an approved permanent irrigation system.
  - d. The landscape buffer along Santa Ana Avenue is required to be a minimum of twenty (20) feet deep with berming mounted at an average height of three (3) feet above the curb height along the street. Landscaping provided shall be dense and shall include trees, shrubs, and vines.
  - e. A five (5) foot wide landscape buffer shall be shown along the west property line from the Santa Ana Avenue right-of-way to the gate.
  - f. Trees shall be a combination of 15-gallon 1-inch caliper, multibranched and 24' box trees at a ratio of 3:1.
  - g. Shrubs (50% 1-gallon/50% 5-gallon), minimum average of one (1) per 100 square feet of total landscaped area.
  - h. Groundcover from flats at a minimum spacing of eight (8) inches on center.
  - i. Driveways and parking areas shall be clearly defined with physical barriers.
  - j. All planter areas shall be protected from vehicular and pedestrian encroachment with a positive barrier such as a 6 inch raised curb or other acceptable barrier.
  - k. All required walls/fencing and signage shall be shown, including existing.

1. Trash enclosure detail shall be shown.
- m. Irrigation system shall include timers for controlled application.

**THE SUBJECT PROPERTY SHALL NOT BE OCCUPIED AND/OR USED FOR PURPOSES APPLIED FOR UNTIL THE FOLLOWING CONDITIONS HAVE BEEN MET:**

COUNTY FIRE DEPARTMENT (909) 386-8400

48. Street address numbers shall be posted on the entrances, with a minimum eight (8) inch in height by one (1) inch stroke width and shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated.
49. Prior to Fire Department clearance for occupancy, an automatic fire sprinkler system shall be installed. This system shall comply with NFPA Pamphlet #13 and Fire Department Guideline #10.507. The applicant shall submit hydraulic calculations and detailed plans, to a Fire Protection Consultant approved by the Fire Department, showing type of storage and use with the applicable protection system. Consultant fee for plan review shall be paid directly to the consultant and shall include two field inspections.
50. Prior to final inspection or occupancy, an automatic fire alarm system is required to be installed in accordance with the Uniform Fire Code.
51. Hand portable fire extinguishers are required to be provided. The location, type and cabinet design shall be approved by the Fire Department.
52. An approved fire department key box is required. If automatic electric security gates are used, an approved lock switch is required on each gate in lieu of the box.

*NOTE: All questions regarding the meaning of the fire conditions shall be referred to Fire Prevention staff at (909) 386-8400..*

COUNTY FIRE DEPARTMENT/HAZARDOUS MATERIALS SECTION

53. The operator shall submit a Business Emergency/Contingency Plan for emergency release or threatened release of hazardous materials and wastes or a letter of exemption. Contact the Emergency Response and Enforcement Section at (909) 386-8430.
54. Applicant shall be required to apply for one or more of the following: a Hazardous Materials Handler's Permit, a Hazardous Waste Generator Permit, an Aboveground Storage Tank Permit, and /or an Underground Storage Tank Permit. For information, call HAZMAT Field Services Section at (909) 386-8418.

Jankouzian (B. J. Tires)  
CUP/W142-109/2002  
February 20, 2003

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LAND DEVELOPMENT DIVISION/ROADS SECTION (909) 387-8218

55. The required road improvements shall be completed in accordance with the approved road improvement plans.

PLANNING DIVISION (909) 387-4112

56. All landscaping shown on the approved landscaping plan and all walls/fencing shall be completed. A licensed landscape architect shall certify, in writing, that the landscaping and irrigation have been installed in accordance with the approved landscape plan.
57. Parking and on-site circulation requirements shall be provided for and maintained as identified on the approved site plan.
58. Any existing or proposed signs on site shall be registered with the Code Enforcement Division and appropriate fees paid.
59. Prior to the final inspection by Building and Safety and/or the issuance of a Conditional Use Permit by the Planning Department, all fees required under actual cost job number 11331CU1 shall be paid in full.

End of Conditions